

Nevada Division Of Mental Health and Developmental Services
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Dini-Townsend State Psychiatric Hospital, Reno Nevada

CAPITAL IMPROVEMENT PROJECT 03-C01 150 BED PSYCHIATRIC HOSPITAL

LEGISLATIVE HEARING APRIL 1, 2003

Presented by:

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Acute Psychiatric treatment will always remain an essential core service around which a large array of community based outpatient services can be created. Because severe mental illness is cyclic and has recurrent exacerbations, community services can only maintain good outpatient tenure with adequate core acute hospital bed availability. The Las Vegas Valley can not continue to successfully support community mental health services with its present inpatient acute psychiatric facility.

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State Public Works Board

Project Cost Estimate

Friday, January 24, 2003 12:19:36 PM

Project No: C01
Title: 150 Bed Psychiatric Hospital
Description: 150 Bed with Land Acquisition
 FF&E Deferred to 2005 CIP

Department: Human Resources
Division: MHDS
Agency: MHDS
Project Mgr: WES

Funding Summary	
State	32,238,633
Agency:	0
Federal:	0
Other:	0
Total:	32,238,633

Project Group: Hospital/Lab/Library/Med.School/Prison
Project Type: New
Project Site: Local
Location: Las Vegas

Building Area: 95,000 gsf
Months To Construction: 24
Annual Inflation Rate: 5.00%
Total Inflation: 10.25%

	2002	2004	Remarks
Professional Services			All line item costs are estimated with the best information available in 2002. It is expected that the actual costs incurred in the 2003 to 2004 time frame will be somewhat different than the 2002 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the PWB staff. However, the total project budget cannot be exceeded unless additional funds are provided. Construction Cost breakdown: 95,000 sf x \$170/sf (150 Bed)16,150,000 Roads, Parking Lots & Landscaping1,000,000 TOTAL17,150,000 <

Agency: MHDS

Location: Las Vegas

Description: 150 Bed Psychiatric Hospital Project No: C01

This 150 Bed Psychiatric Hospital proposal consists of three (3) 40 bed acute care Units, and a 30-bed PES Unit.

The full built-out proposal of the Southern Nevada Adult Mental Health Services is a 110,000 sq. ft., 190-bed Psychiatric Hospital with four (4) 40-bed units and a 30-bed emergency unit. The full build-out of the Southern Nevada Psychiatric Hospital will provide a functional design similar to, but more than twice the size of, the new 90-bed Dini-Townsend Hospital in Sparks, Nevada.

This new Southern Nevada Psychiatric Hospital, 150 beds total, will replace outdated facilities in Building #3. Regarding building 3, MHDS/DHR are exploring the possibility of converting it into a long-term Alzheimer/dementia unit. Another 40-bed unit may be easily added, with a future legislature appropriation, which completes the full build-out of this facility.

The new Psychiatric Hospital is an inpatient hospital serving the Southern Nevada area. Patients stay an average of 14 days and return to the community. Individuals with criminal problems, injuries or other physical health problems are referred to other appropriate facilities for care. The State Psychiatric Hospital is considered an important part of a support network of several government and community organizations providing psychiatric care. The new one story hospital consists of a 30-bed crisis unit with an emergency admitting area, three (3) 40-bed units, a small administrative wing, and a recreational therapy/multi-purpose room. Other support spaces include psychologist, M.D., and social worker offices, a dining room, service kitchen (food is prepared elsewhere on campus), pharmacy, courtroom/conference room, patient workroom, patient canteen, and group therapy rooms. A lobby and reception area is provided for non-emergency admissions and also serves as the main entrance for visiting family and friends.

The design concept incorporates a residential atmosphere as opposed to an institutional atmosphere. The new Psychiatric Hospital is a complex of buildings surrounding a landscaped courtyard. Patients will view the courtyard from their activity areas and take excursions to the courtyard. The design concept is based on enhancing the patients' well-being and recovery, with a well-designed facility.

Executive Summary:

The new Southern Nevada Adult Mental Health Services, 120-bed acute care facility, and a 30-bed Psychiatric Emergency Service unit; will replace outdated facilities in Building #3. The full build-out concept (future) of the new facility will provide a functional design similar to, but more than twice the size of, the new 90-bed Dini-Townsend Hospital in Sparks, Nevada.

R. MICHAEL TURNIPSEED, P.E.
Director

Department of Conservation
and Natural Resources

PAMELA B. WILCOX
Administrator

KENNY C. GUINN
Governor



State Land Office
State Land Use Planning Agency

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333 W. Nye Lane, Room 118
Carson City, Nevada 89706-0857
Phone (775) 687-4363
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STATE OF NEVADA

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Division of State Lands

July 16, 2002

Mr. William E. Schulz
Public Works Board
505 E. King Street
Carson City, NV 89706

Re: Land values in the vicinity of Jones Blvd. and Charleston Blvd. Las Vegas, Nevada

Dear Bill:

The area on Charleston Blvd. in Las Vegas to which you were referring is land held by the Division of State Lands for the State Permanent School Fund as described in NRS 322.160. Under the guidelines of NRS 322.160, State Lands must charge "fair market value" for the use of such land. Enclosed is a copy of NRS 322.160 for your review.

Pursuant to your request this morning, I have reviewed the statistics available regarding unimproved land in Las Vegas. An appraisal dated March 6, 2001 in the immediate area specified the value at \$14.00 per square foot. Conservatively speaking, if land values have increased by 7% over the last year, the price would be close to \$15.00 per square foot. Therefore, if you are considering an area of ten acres (435,600 sq. ft.) you would budget for \$6,534,000 as your land cost on the high end. If land has not appreciated in the last year you could figure \$6,098,400, but in my opinion that figure is not realistic for today's market.

If I can provide further information to you, please give me a call.

Sincerely,

Dorothy Hansen
Land Agent II

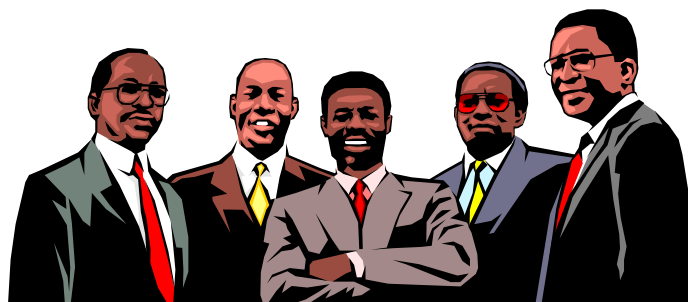
Excerpt from NRS 322.160:

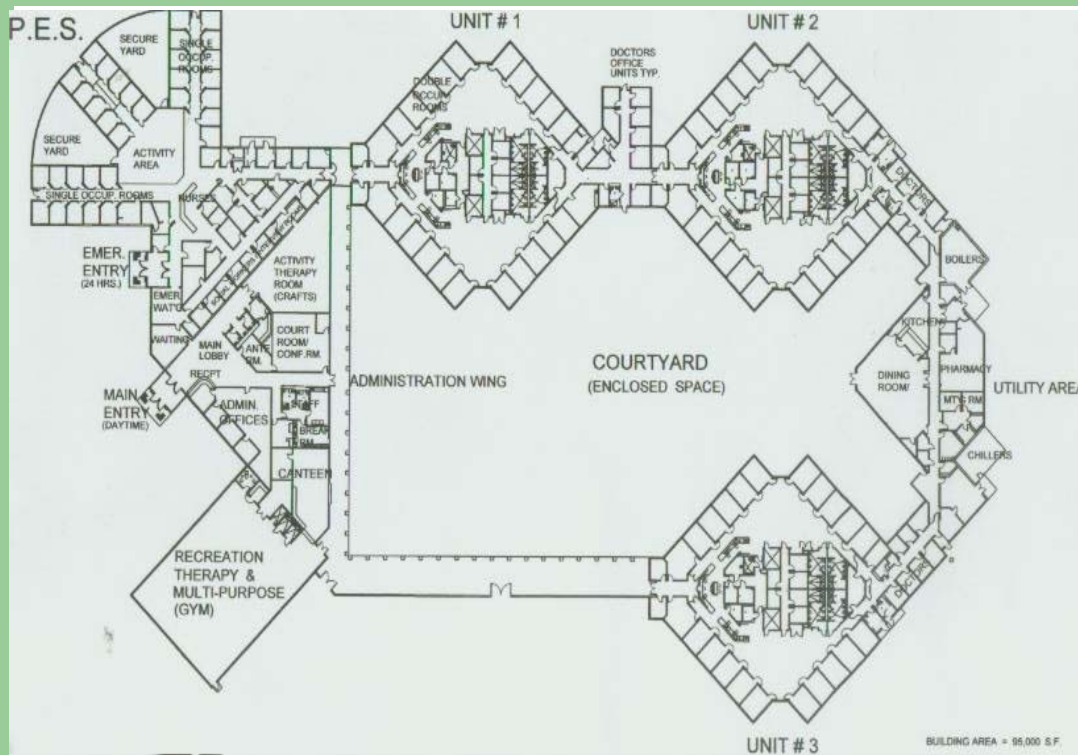
NRS 322.160 Accounting and use of proceeds of fees.

The proceeds of any fee charged pursuant to NRS 322.100 to 322.130, inclusive, must be accounted for by the state land registrar and:

- 1. If the fee is for any authorization to use land granted to the state by the Federal Government for educational purposes, the proceeds must be paid into the state treasury for credit to the state permanent school fund.**
- 2. If the fee is for any authorization to use any other state land, the proceeds must be paid into the state treasury for credit to the state general fund.**

(Added to NRS by 1993, 1459; A 1995, 811; 1997, 1262)





Overall Building Plan- Modular Design and Floor Plan of Proposed New Hospital in Las Vegas Valley



Psychiatry





6. Site Plan of Planned Construction Area



6. Enlarged Site Plan



Picture #1 Main Entrance to the Dini-Townsend Hospital



Picture #2 Main Foyer Looking West



Picture #3 Main Foyer Looking East



Picture #4 Double Security Doors



Picture #5
Security Key Pad



Picture #6 Entry to Ward of Hospital



Picture #7
Day Room View to Exterior Secure Courtyard





Picture #8 Patient Room



Picture #9
Secure Window in Patient Room





Picture #10 Hallway at Seclusion Rooms



Picture #11 Secure and Spacious Courtyard View 1





Picture #12 Secure and Spacious Courtyard View 2



Picture #13 Secure and Spacious Courtyard Viewing the Dining Area